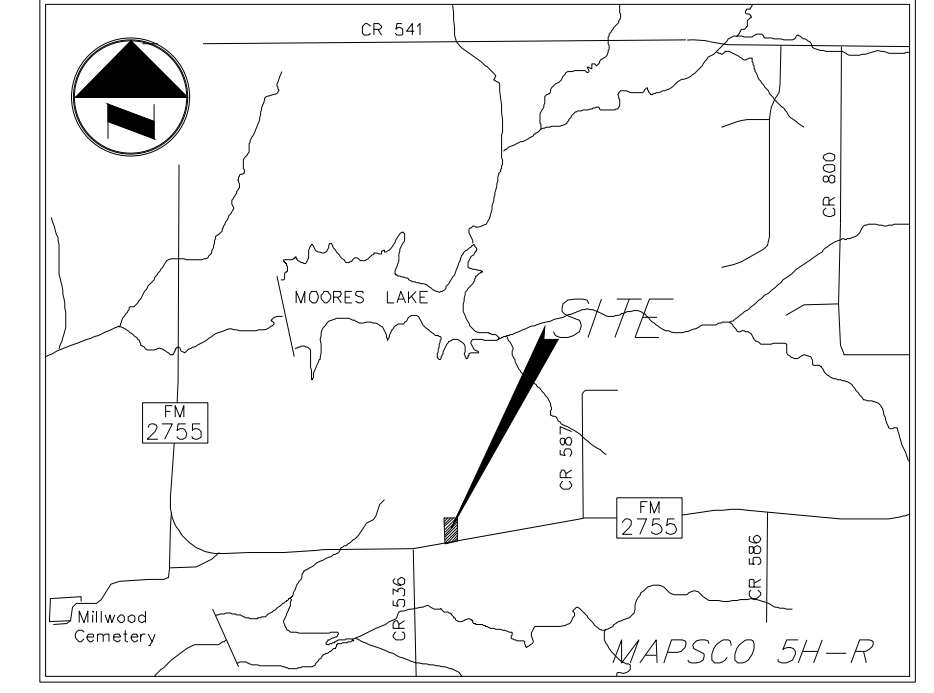
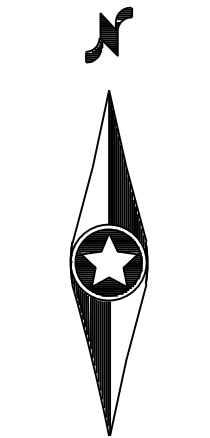


NOTES:

- 1) MOORES LAKE ESTATES - PHASE 1 IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- 2) EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- 3) THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0560, MAPS REVISED: JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONE IS DEFINED ON SAID MAP AS FOLLOWS: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; NO BASE FLOOD ELEVATIONS DETERMINED.
- 4) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOOD WAYS IS PROHIBITED.
- 5) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- 6) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- 7) COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- 8) ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
- 9) ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- 10) INDIVIDUAL SITE EVALUATIONS AND O.S.S.F. (ON-SITE SEWAGE FACILITIES) DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY O.S.S.F. SYSTEM.
- 11) UNLESS THE FINISHED FLOOR IS NOTED ON THE PLAT, THE FINISH FLOOR ELEVATIONS OF ALL HOUSES WILL BE AT LEAST ONE FOOT ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING.
- 12) MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINE, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). NO VARIANCES WILL BE GRANTED FOR SETBACKS OF FOR OSSF REDUCTION.
 - THERE IS A LARGE POND ON A NEIGHBORING PROPERTY ALONG THE NORTHERN PROPERTY LINE OF LOT 15B TO WHICH OSSF SETBACKS APPLY.
 - THERE ARE SEVERAL DRAINAGE EASEMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES OF LOT 15B. SOME DRAINAGE EASEMENTS MAY BE UTILIZED FOR OSSF CROSSING AND/OR DISPOSAL, BUT ADDITIONAL CONSTRUCTION REQUIREMENTS DO APPLY. CAREFUL PRE-PLANNING WITH OSSF DESIGNER WILL BE REQUIRED TO DETERMINE IF UTILIZATION OF THE DRAINAGE EASEMENT(S) WILL BE POSSIBLE AND TO DETERMINE THE EXTENT OF THE ADDITIONAL CONSTRUCTION REQUIREMENTS.
 - DUE TO THE POTENTIAL FOR SETBACK RESTRICTIONS AND DWELLING SIZE LIMITATIONS ON LOT 15B, A PRE-PLANNING MEETING WITH OSSF DESIGNER AND DEVELOPMENT SERVICES IS RECOMMENDED.
- 13) LOT 15A IS TO BE USED FOR HOE/DETENTION LOT AND IS NOT APPROVED FOR OSSF INSTALLATION.
- 14) THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATES OSSF(S) ON LOT 15B AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES OR OSSFS ON LOT 15B MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
- 15) TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
- 16) THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
- 17) EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
- 18) COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES.
- 19) ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 20) BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
- 21) (C.M.) - CONTROLLING MONUMENT.
- 22) EXISTING PAVING, UTILITIES, FENCES, ETC., DAMAGED BY THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE OWNER/CONTRACTOR SHALL MAKE THESE REPAIRS AT HIS OWN EXPENSE.
- 23) RETENTION POND LOCATED IN LOT 15A SHALL BE MAINTAINED BY AN HOA. IF THERE IS NO HOA IN EXISTENCE, THE PONDS SHALL BE MAINTAINED BY THE OWNER OF LOT 15A.
- 24) DUE TO THE PRESENCE OF A LARGE POND ON LOT 15A, A PRE-PLANNING MEETING WITH PROFESSIONAL ENGINEER/ REGISTERED SANITARIAN AND DEVELOPMENT SERVICES IS RECOMMENDED PRIOR TO LOT DEVELOPMENT/IMPROVEMENT ON LOT 15A.



VICINITY MAP
NOT TO SCALE



1" = 50'

FRANCHISE UTILITY CONTACTS:

1. BEAR CREEK SUD
16881 CR541
LAVON, TX 75166
972-843-2121
2. ONCOR ELECTRIC
2005 COCKEREL HILL RD
DALLAS, TX 75233
972-825-7616

NOTES:

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON GRID NORTH STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD83 (CORS96) TEXAS NORTH CENTRAL ZONE (4202), NAVD88.
2. (C.M.) - CONTROLLING MONUMENT.
3. BCSUD - BEAR CREEK SPECIAL UTILITY DISTRICT

LEGEND

| | |
|------------|-------------------------------------|
| (C.M.) | CONTROLLING MONUMENT |
| B.C.S.U.D. | BEAR CREEK SPECIAL UTILITY DISTRICT |
| VOL. PG. | VOLUME PAGE |
| C.C.# | COUNTY CLERK'S NUMBER |
| P.O.B. | POINT OF BEGINNING |

LOT DATA TABLE

| LOT No. | OVERALL AREA | USABLE AREA | USE |
|---------|--------------|-------------|---------------|
| 15A | 3.602 AC | 0.758 AC | OPEN SPACE |
| 15B | 1.145 AC | 1.040 AC | SINGLE FAMILY |

OWNER
MOORES LAKES ESTATE, LLC
1413 MALONE DRIVE
ROYSE CITY, TEXAS 75189
(214) 458-8845

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11755
TYPE S FIRM REGISTRATION NO. 10074501

REPLAT
LOTS 15A AND 15B, MOORES LAKE ESTATES, PHASE 1
BEING A REPLAT OF LOT 15, MOORES LAKE ESTATES, PHASE 1, RECORDED IN VOL. 2020, PG. 32, MAP RECORDS, COLLIN COUNTY, TEXAS 4.746 ACRES OF LAND BEING OUT OF THE J. P. DAVIS SURVEY, ABSTRACT No. 249 COLLIN COUNTY, TEXAS

DESCRIPTION OF PROPERTY SURVEYED

WHEREAS, Moores Lakes Estates, LLC, owner of a 4.746 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; and being all of Lot 15, Moores Lake Estate, Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 32, Map Records, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to Moores Lakes Estates, LLC recorded in County Clerk's File No. 20180328000375840 of the Deed Records of Collin County, Texas; said 4.746 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" at the southwest corner of said Lot 15, and being at the intersection of the east right-of-way line of Carter Drive, a 50-foot right-of-way and the northwest right-of-way line of F.M. 2755, a variable width right-of-way;

THENCE North 00 degrees 31 minutes 57 seconds East, along the said east line of Carter Drive and the west line of said Lot 15, a distance of 737.65 feet to a found 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" at the northwest corner of said Lot 15 and the southwest corner of Lot 16, of said Moores Lake Estates, Phase 1;

THENCE South 89 degrees 28 minutes 03 seconds East, along a common line between said Lots 15 and 16, Moores Lake Estate, Phase 1, a distance of 290.40 feet to a found 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" at the southeast corner of said Lot 16 and the northeast corner of said Lot 15, Moores Estate, Phase 1; said point being in the west line of a tract of land conveyed to Luis Canales, by deed of record in County Clerk's Number 20200317000385310, of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 31 minutes 57 seconds West, departing the said common line between Lots 15 and 16, Moores Lake Estates, Phase 1, along a common line between said Lot 15, Moores Lake Estate, Phase 1 and said Canales tract, a distance of 686.23 feet to a found 1/2" iron rod with yellow plastic cap stamped "WESTWOOD PS" at the southeast corner of said Lot 15, Moores Lake Estate, Phase 1; said point being in the said northwest line of F.M. 2755;

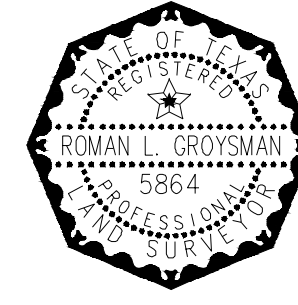
THENCE South 80 degrees 29 minutes 30 seconds West, departing the said common line between Lot 15, Moores Lake Estate, Phase 1 and Canales tract, and along the said northwest line of F. M. 2755, a distance of 294.92 feet to the POINT-OF-BEGINNING, containing 206,747 square feet or 4.746 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2021.

Notary Public in and for the State of Texas.

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

BEAR CREEK SPECIAL UTILITY DISTRICT NOTES:

- 1.) BEAR CREEK SPECIAL UTILITY DISTRICT WILL BE THE WATER PROVIDER.
- 2.) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED TO THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
- 3.) NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
- 4.) BEAR CREEK SPECIAL UTILITY DISTRICT IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 5.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, VENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGE OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OR THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 6.) BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGREES AND EGREES TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- 7.) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY UNLESS SAID MODIFICATIONS PERTAIN TO BEAR CREEK SPECIAL UTILITY DISTRICT FACILITIES, AT WHICH TIME BEAR CREEK SPECIAL UTILITY DISTRICT SHALL ALSO REVIEW AND APPROVED.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Moores Lakes Estates, LLC is the owner of the above described property and do hereby adopt this replat designating the hereinabove described property as LOTS 15A AND 15B, MOORES LAKE ESTATES, PHASE 1, an addition to Collin County, Texas, and do hereby dedicate the easements, as shown, for mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements, and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of Collin County.

WITNESS, my hand at McKinney, Texas this ____ day of _____, 2021.

Moores Lakes Estates, LLC

By: _____
William Arthur Carter

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William Arthur Carter.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

This Plat approved by Collin County Commissioners Court on the ____ day of _____, 2021.

Chris Hill, County Judge

Date

OWNER
MOORES LAKES ESTATE, LLC
1413 MALONE DRIVE
ROYSE CITY, TEXAS 75189
(214) 458-8845



Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11755
TSPS FIRM REGISTRATION NO. 10074501

REPLAT
LOTS 15A AND 15B, MOORES LAKE
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